

ARTICLE 40

AMEND ZONING BY-LAW ACCESSORY APARTMENTS

To see if the Town will vote to amend the Zoning By-Law to simplify the conditions and requirements for accessory apartments, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would relax some existing conditions and requirements, which limit the ability to construct accessory apartments. These requirements include lot area, presence of rooming units, connection to Town water and sewer, ownership, location of parking, and age of structure.

PROPOSED MOTION

1. Delete § 135-6.7 and replace with the following:

6.7 ACCESSORY APARTMENTS.

6.7.1 Purpose. This section authorizing the provision of accessory dwelling units is intended to:

1. Increase the number of small dwelling units available in the Town;
2. Increase the range of choice of housing accommodations;
3. Encourage greater diversity of population with particular attention to young adults and senior citizens; and
4. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's one-family neighborhoods.

6.7.2 General. An accessory apartment is a second dwelling unit subordinate in size to the principal dwelling unit on a lot, located in either the principal dwelling or an accessory structure.

6.7.3 Conditions and Requirements; General. The following standards shall apply:

1. There shall be no more than one accessory apartment on a lot.
2. The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units, except for temporary absences as provided herein. For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.
3. Temporary absence of owner. An owner of a property containing an accessory apartment who is to be absent for a period of less than two years may rent the owner's unit as well as the second unit during the temporary absence provided:
 - a. Written notice thereof shall be made to the Building Commissioner on a form prescribed by him.
 - b. The owner shall be resident on the property for at least two years prior to and between such temporary absences.

6.7.3 Conditions and Requirements; Exterior Appearance. The accessory apartment shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:

1. All stairways to second or third stories shall be enclosed within the exterior walls of the dwelling.
2. Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances appear to be secondary.

6.7.4 Basic Accessory Apartment. A basic accessory apartment shall be permitted if the following criteria are met:

1. The apartment shall be located in the principal dwelling.
2. The gross floor area of the apartment shall not exceed 1,000 square feet.
3. There shall not be more than two bedrooms in the apartment.

6.7.5 Expanded Accessory Apartment. The SPGA may grant a special permit for an expanded accessory apartment if the following criteria are met:

1. The gross floor area of the apartment shall not exceed 40% of the gross floor area of the dwelling, excluding areas of the structure used for parking.
2. The apartment shall be located in the principal dwelling.
3. The size of the dwelling is consistent with typical nearby one-family dwellings.

6.7.6 Accessory Structure Apartment. Notwithstanding the prohibition against having more than one dwelling on a lot, the SPGA may grant a special permit to allow the construction of an accessory apartment in an accessory structure on the same lot as a one-family dwelling if the following criteria are met:

1. The gross floor area of the apartment does not exceed 1,000 square feet.
2. The SPGA determines that the exterior appearance of the accessory structure is compatible with the principal dwelling on the same lot and with dwellings and accessory structures on adjoining lots.

2. To insure internal consistency and references:

a. Amend the definition of Accessory Apartments in Section 10, as detailed below:

Accessory apartment: A second dwelling unit subordinate in size to the principal dwelling unit on an owner-occupied lot, located in either the principal dwelling or an ~~existing~~ accessory structure. The apartment is constructed so as to maintain the appearance and essential character of a one-family dwelling and any ~~existing~~ accessory structures.

b. Delete § 135-6.9.16 and replace with the following:

Accessory Apartments. The SPGA may authorize expanded accessory apartments, as described in §6.7 of this bylaw, to be created within a site sensitive development.